

SENATE BILL 2882

By Haynes

AN ACT to amend Tennessee Code Annotated, Title 45,  
Chapter 13 and Title 56, Chapter 35, relative to  
mortgage loans.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. Tennessee Code Annotated, Title 45, Chapter 13, Part 1, is amended by adding the following language as a new, appropriately designated section:

**§ 45-13-129.**

A mortgage lender shall provide all residential mortgage loan documents to the title insurance company or person conducting the loan closing no later than seventy-two (72) hours prior to the closing date.

SECTION 2. Tennessee Code Annotated, Title 56, Chapter 35, Part 1, is amended by adding the following language as a new, appropriately designated section:

**§ 56-35-134.**

Upon receipt of residential mortgage loan documents as provided in § 45-13-129, a title insurance company or person conducting the loan closing shall provide a uniform settlement statement, pursuant to 12 U.S.C. § 2603, to the person or persons represented in the transaction no later than twenty-four (24) hours prior to the closing date.

SECTION 3. This act shall take effect on July 1, 2006, the public welfare requiring it.